

**DETERMINATION AND FINDINGS
FOR A
SOLE SOURCE PROCUREMENT**

AGENCY: Department of General Services
AGREEMENT NO: DCAM-12-CS-0172
CAPTION: North Capitol Commons Project
CONTRACTOR: Common Ground Communities, Inc. DBA
Community Solutions, Inc.

FINDINGS

1. AUTHORIZATION:

27 DCMR Chapter 47, Section 4718

2. MINIMUM NEED:

The Department of General Services (DGS), on behalf of the Department of Human Services (DHS), has a need for a Contractor to provide pre-construction and early construction activities for the North Capitol Commons Project to be located at 1005 North Capitol Street, N.E., Washington, DC 20001.

3. PRICE:

\$4,080,000.00.

4. FACTS WHICH JUSTIFY THE SOLE SOURCE PROCUREMENT:

A. In 2009, the District's Housing First Initiative was implemented to provide supportive housing and other services to the District's most vulnerable homeless individuals and families, and since its implementation, the District has seen a 12% reduction in the number of chronically homeless individuals. To continue to transform the delivery of homeless services and ensure that the Nation's Capital is the nation's leader in innovative approaches to ending chronic homelessness, the District needs to develop site-based projects as part of the Housing First Initiative. A 2010 Federal Appropriation of \$17,000,000.00 enabled DHS to house hundreds of additional individuals and families as a result of the District's Permanent Supportive Housing Program.

- B. During fiscal year ending September 30, 2011, the District received another Federal Appropriation of \$10,000,000.00 for “Housing for the Homeless” of which \$4,080,000.00 is available for the North Capitol Commons Project. This project will be a mixed use residential/commercial structure with approximately 2/3 of the residential units set aside for housing the chronically homeless, including veterans.
- C. Beginning in 2008, DHS, worked in collaboration with Common Ground Communities, a nonprofit permanent supportive provider, to identify needs of the homeless living in the District. The Office of the Deputy Mayor for Planning and Economic Development, on September 12, 2011, entered into an Exclusive Rights Agreement (ERA) with Common Ground Communities, Inc. DBA Community Solutions, Inc. (Contractor) for the Contractor to lease and develop the District owned property located at the site of the North Capitol Commons Project.
- D. DHS, through a Memorandum of Understanding dated July 9, 2012, between DHS and DGS transferred the \$4,080,000.00, which must be obligated by September 30, 2012, to DGS as a contribution to the construction of the project. The MOU requires that the Contractor perform and DGS monitor certain pre-construction and early construction activities.
- E. Common Ground Communities, Inc. DBA Community Solutions, Inc., as the Contractor with the ERA, is the only Contractor authorized to perform the work.

**5. CERTIFICATION BY THE DGS ASSOCIATE DIRECTOR,
CONTRACTS AND PROCUREMENT**

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole source method of procurement under the cited authority and recommend that the Director/Chief Contracting Officer approve the use of the sole source procurement method for this requirement.

Date

JW Lanum
Associate Director/Contracting Officer
Contracts and Procurement
Department of General Services

DETERMINATION

Based on the above findings and in accordance with the cited authority, I hereby determine that the District is justified in using the sole source method of procurement under 27 DCMR Chapter 47, Section 4718.

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Date

Brian J. Hanlon
Director/Chief Contracting Officer
Department of General Services